

Uprooted: Residential Displacement in Austin's Gentrifying Neighborhoods and What Can Be Done About It

sites.utexas.edu/gentrificationproject/

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Scope of study:

- 1. Identify where gentrification is occurring**



Who is most vulnerable to displacement?



Communities
of Color



People 25 and
older without a
Bachelor's Degree



Renters



People making at or
below 80% Median
Family Income



Households
with children
in poverty

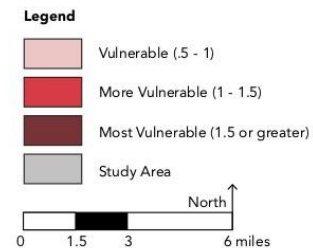
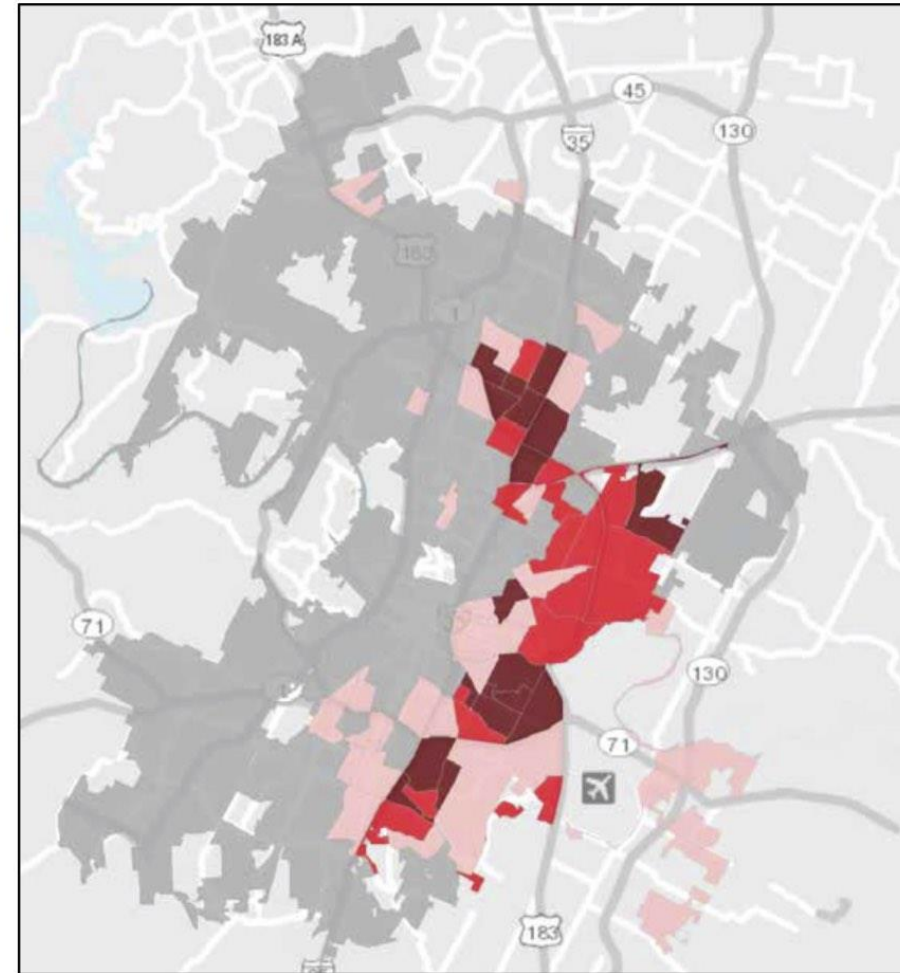
Categories of Gentrifying Neighborhoods

Gentrifying tract type	Demographic change (2000 to 2012-16)	Average current residential real estate value (2012-16)	Appreciation	Must touch tract with high value and/ or high recent appreciation
Susceptible		Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
Early: Type 1		Low or moderate	High recent (2000 to 2012-16)	
Early: Type 2	✓	Low or moderate	Low or moderate recent (2000 to 2012-16)	✓
Dynamic	✓	Low or moderate	High recent (2000 to 2012-16)	
Late	✓	High	High sustained (1990 to 2012-16)	

Maps available at:

<http://austin.maps.arcgis.com/apps/MapSeries/index.html?appid=2287ef7c16dc476ca0c7d4a10ae690ce>

Most Vulnerable Census Tracts (2016)



Of 200 Austin neighborhoods . . .

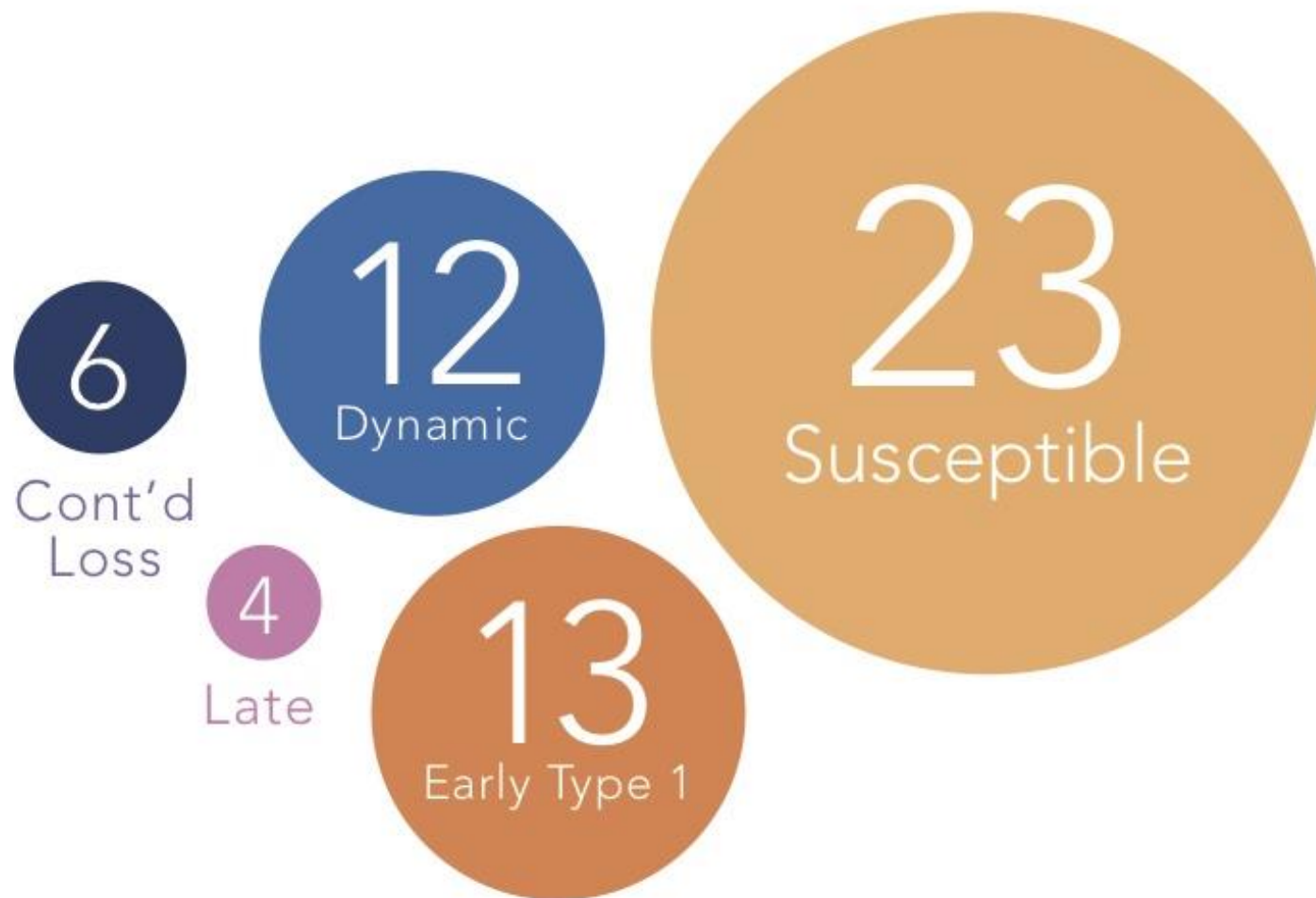
Susceptible Near high value/
high appreciation areas. Not yet
experiencing demographic change.

Early Type 1
Experiencing appreciation, still
with low/moderate home values.

Dynamic
Exhibit demographic change
indicative of gentrification.

Late
Newly high value areas,
still with vulnerable populations

Continued Loss
High value areas that have experienced
demographic change



*Interactive maps available at:
sites.utexas.edu/gentrificationproject*

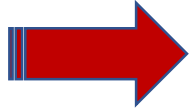
Scope of study:

1. Identify where gentrification is occurring
- 2. Identify strategies and policies for preventing displacement**

Goals, Strategies, and Policies for Addressing the Displacement of Vulnerable Residents in Gentrifying Neighborhoods

Goal #1: Vulnerable renters in gentrifying neighborhoods are not displaced from their current homes and neighborhoods		
Strategy	Tool	In Austin's Strategic Housing Blueprint?
Strategy 1a. Provide direct financial relief to vulnerable renters who are at risk of being displaced from their homes in gentrifying neighborhoods.	Increased local funding for emergency rental assistance	No
	Neighborhood stabilization voucher program	No
Strategy 1b. Increase city legal protections for renters to reduce evictions and other forms of displacement in gentrifying neighborhoods.	Mandatory city tenant protections for all rental properties receiving city support	No
	Expansion of legal and mediation support for tenants facing eviction	No
	Improvements to the City's anti-retaliation ordinance and anti-harassment protections for tenants	No
	Eviction notification ordinance/required notice to city	No

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1. Identify where gentrification is occurring
2. Identify strategies and policies for preventing displacement
- 3. Framework for evaluating and selecting particular anti-displacement policies**

Criteria — Understanding Costs and Tradeoffs

Which group will this help?

What stage of gentrification does this best fit?

Is this a place-based strategy?

Will it serve current or future residents? or both?

How will the voices of vulnerable residents be represented?

What level of funding is required?

Do we have the current capacity to do this?

Policy	Vulnerable populations targeted	Stage of gentrification targeted	Place-based	Sustainability	Inclusivity	Financial resources required	Capacity required
Local Housing Voucher Programs	Low-income renter households	Middle to late	No	Poor to fair	Poor to fair	Medium to high	Fair
Homestead Preservation Center	Low-income homeowners, including seniors and persons of color	All	Yes	Poor	Good	Medium	Fair
Neighborhood Stabilization Overlays	Current homeowners and renters	Early and mid-stage	Yes	Poor to fair	Fair	Low	Fair
Affordable Housing Preservation Network and Inventory	Current and future low-income renters of apartments	Early and mid-stage	No	Good	Good	Low to medium	Fair
Neighborhood-Jobs Pipeline Program	Working-age low-income residents	Early and mid-stage	Yes	Poor to fair	Good	Medium	Fair

Case Studies of Local Efforts to Mitigate Displacement in Gentrifying Neighborhoods

Washington, DC

Columbia Heights neighborhood

Austin

Guadalupe neighborhood

Portland, OR

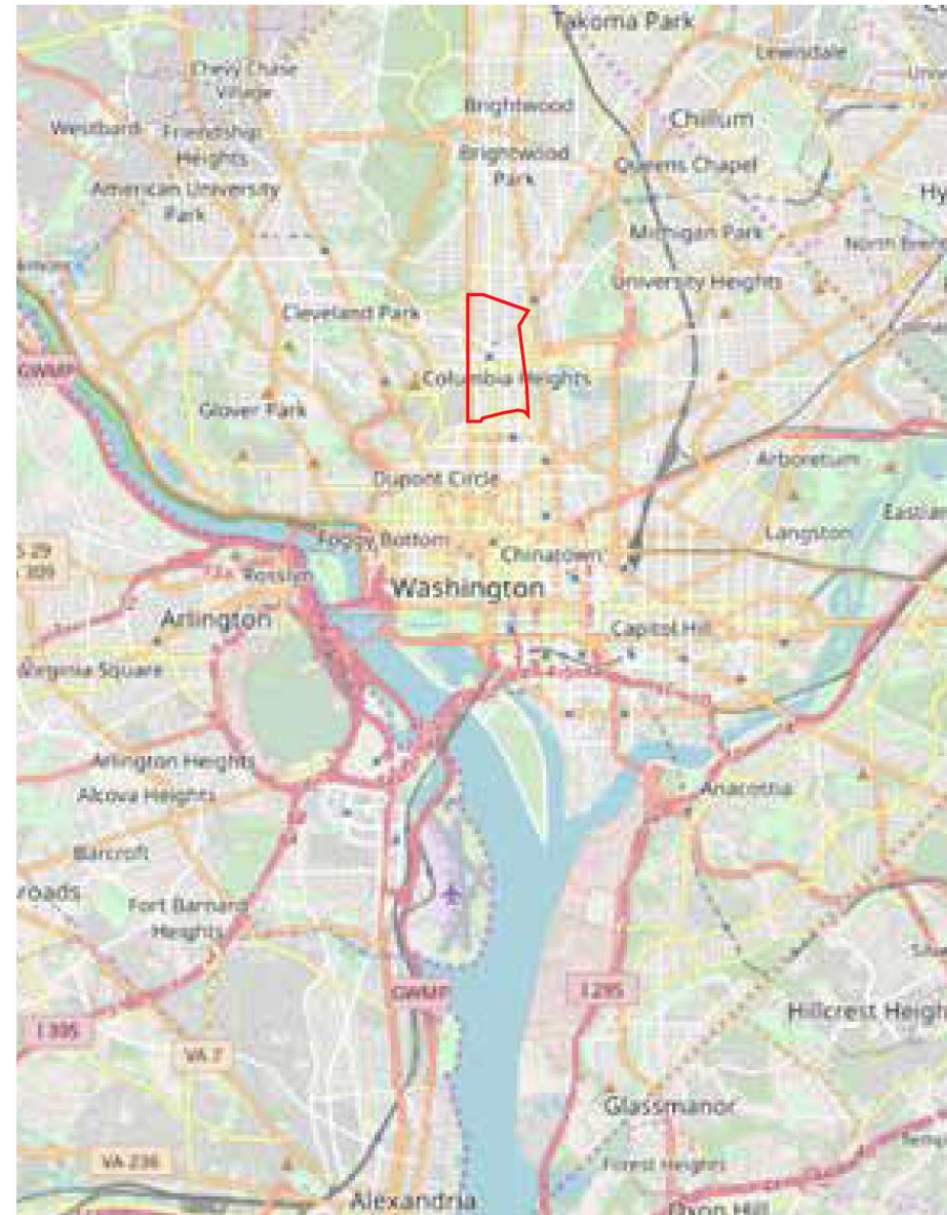
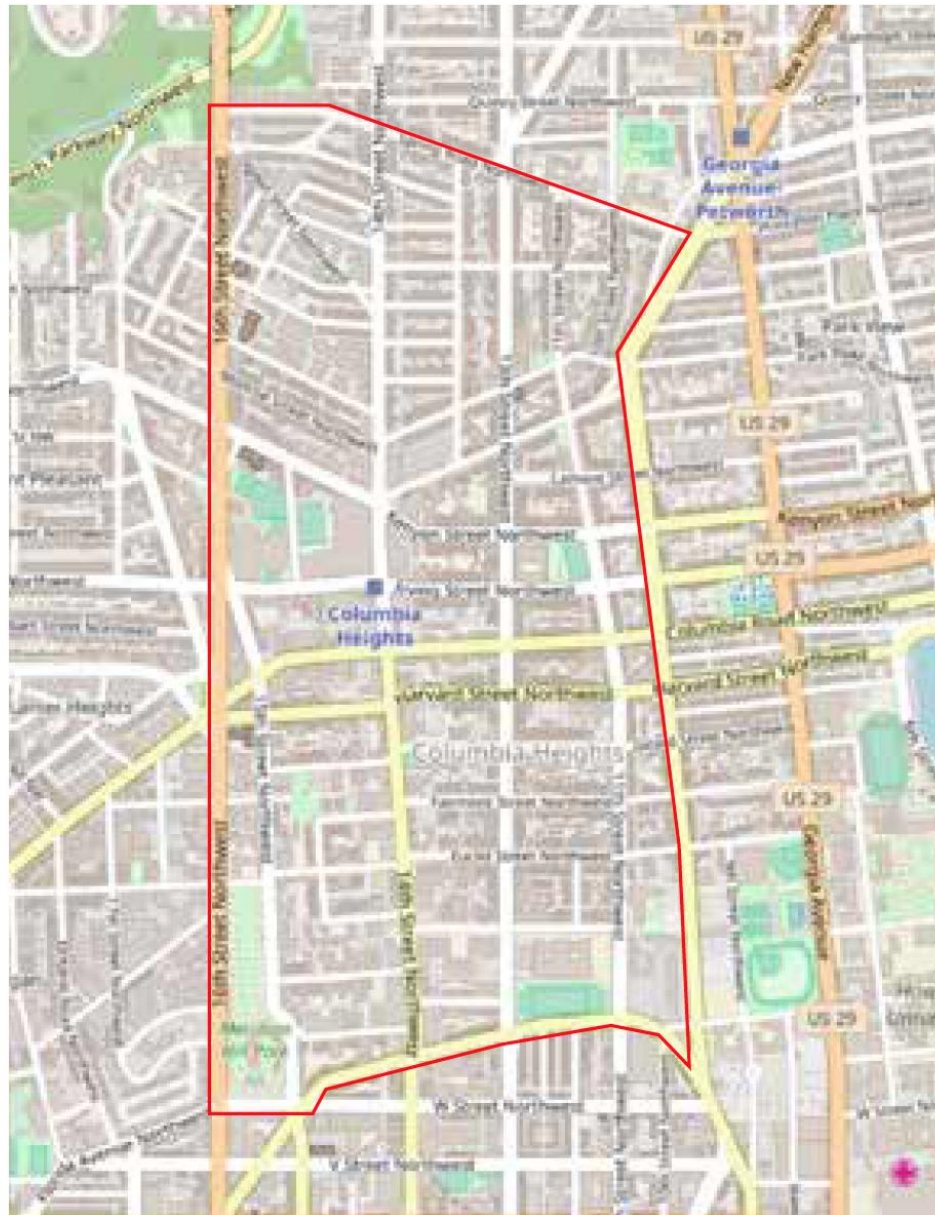
Inner North/Northeast neighborhoods



Columbia Heights

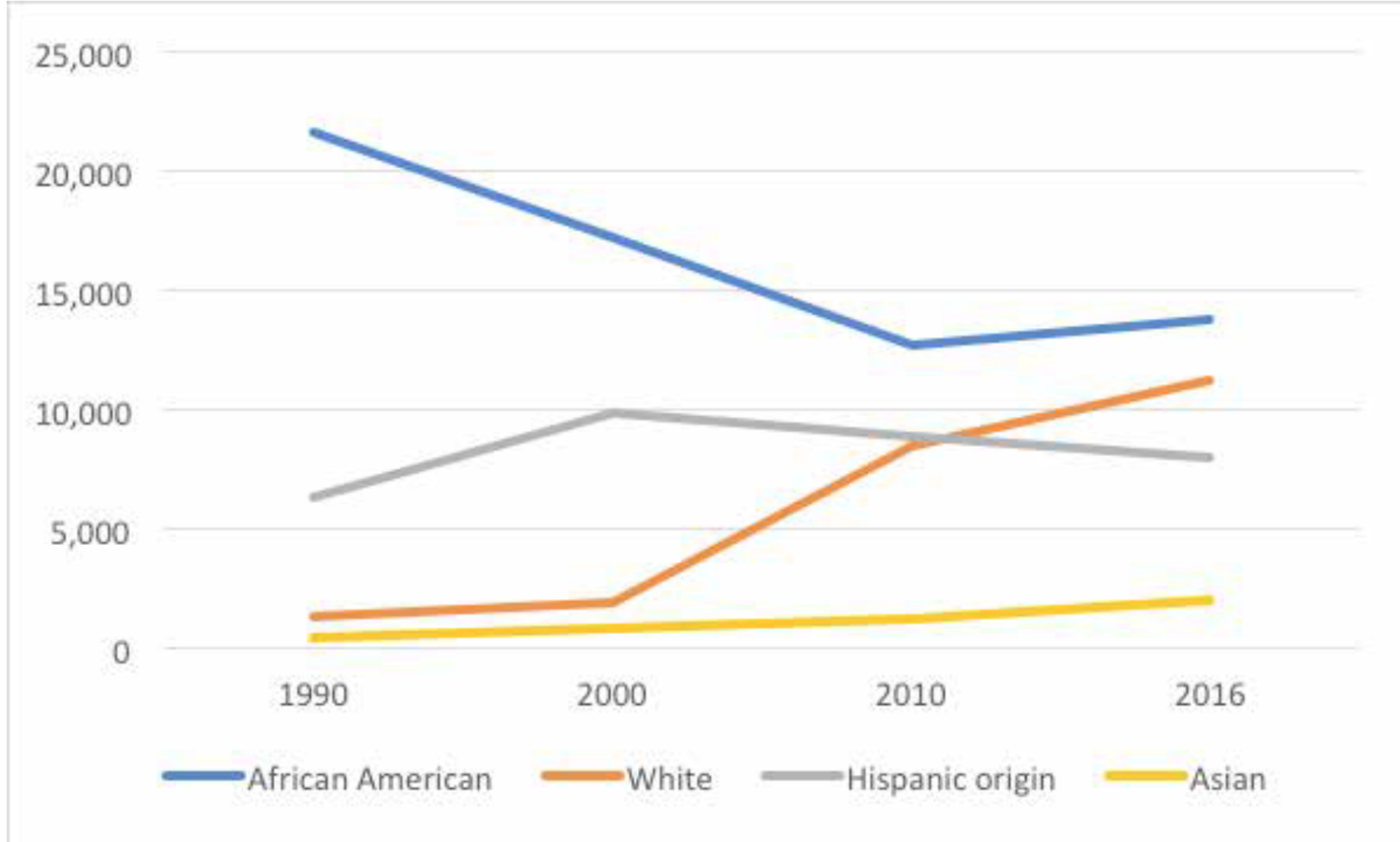
WASHINGTON, D.C.

A Case Study of Affordable Rental Housing Preservation and Tenant Ownership in the Face of Large-Scale Displacement Pressures









U.S. Census Bureau, Social Explorer. African American, White, and Asian categories refer to non-Hispanic only. "Hispanic origin" refers to all Hispanic origin categories.

Displacement Mitigation Success in Columbia Heights:

22% of all housing stock is rent restricted.

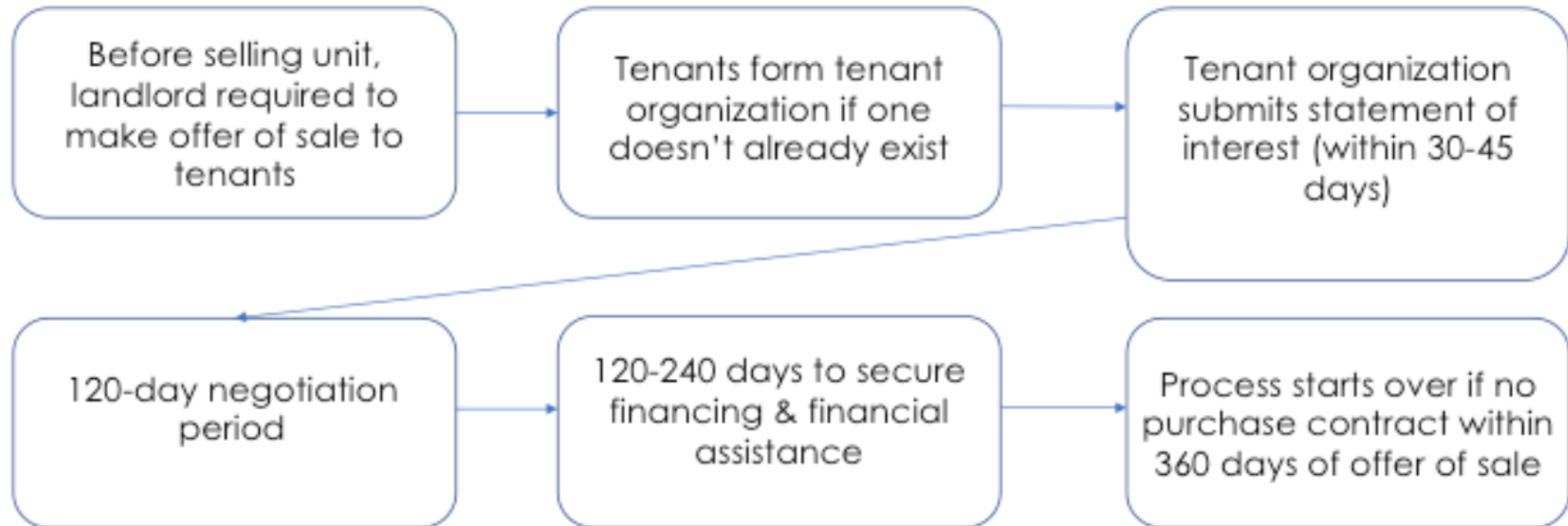
Tenant Opportunity to Purchase Act (TOPA)



Affordable Housing Cooperative in Columbia Heights,
purchased by tenants through TOPA in 2014

TOPA Process

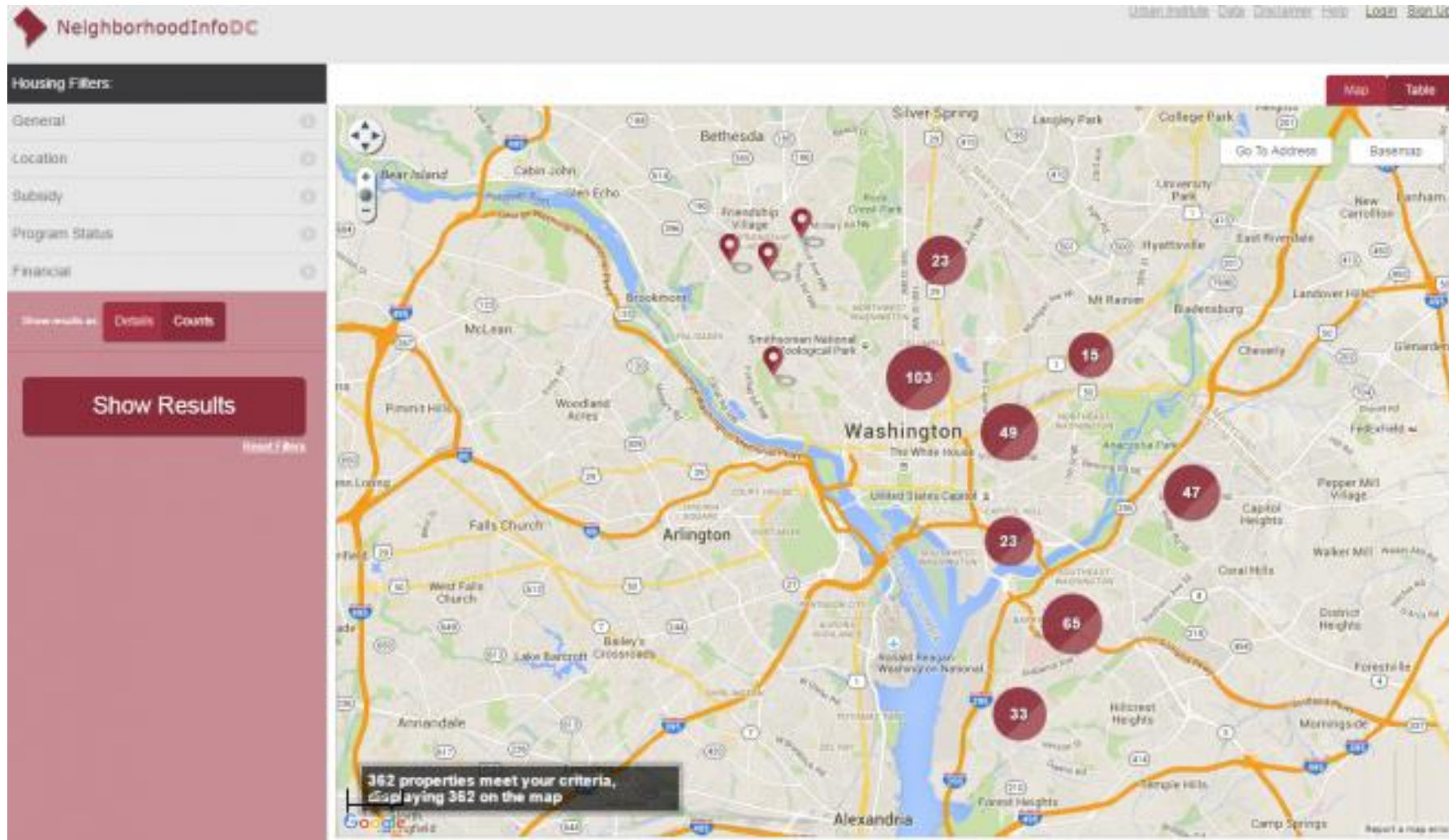
D.C. Tenant Opportunity to Purchase Act: Process Flowchart²⁶



Capacity building, tenant support



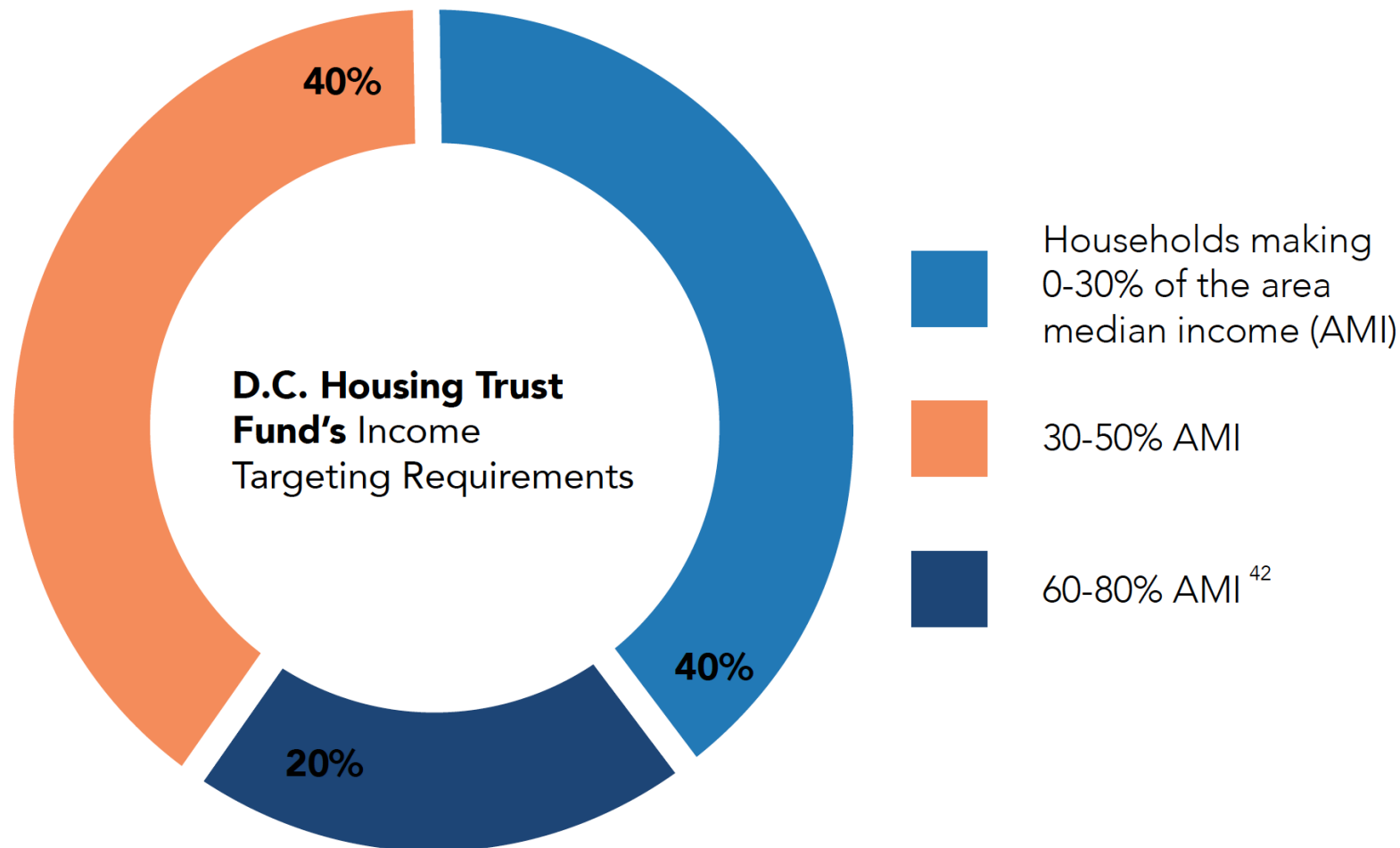
DC Preservation Network



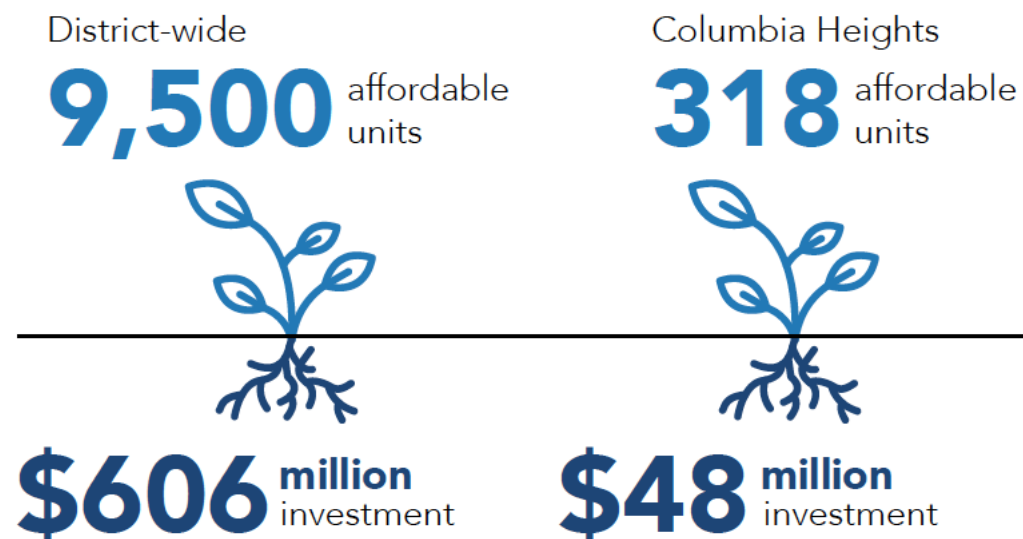
Funding: Housing Production Trust Fund

**\$100
million
annually**

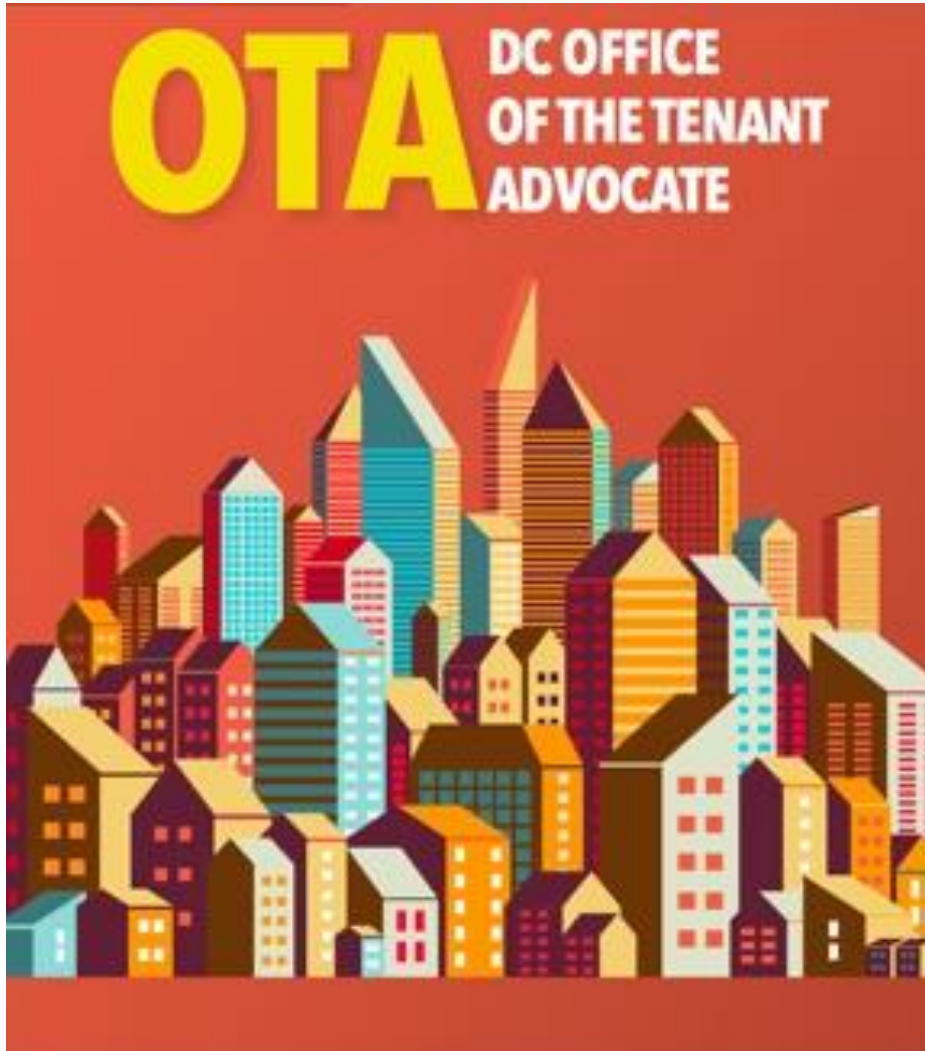
Funding: Housing Production Trust Fund



D.C. Housing Trust Investments: 2001 to 2016



Other resources in DC



- **Local Rent Supplement Program**
- **Legal Protections**
- **Office of the Tenant Advocate**
- **Affordable Housing Preservation Unit**

Columbia Heights: Takeaways

- Struggle meeting **deeper income targeting**
- **Support for tenant organizing and capacity building**
- **Large levels of funding** (over \$100 million annually)
- **Change still happens**
- **Interconnected success:** Coordinated tools, support network, & funding

7 cross-cutting lessons from case studies

1. Act early



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2. **Remove land from market pressures**



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3. **Provide meaningful community engagement and invest in capacity building**



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4. **Include anti-displacement strategies in city plans/investments**



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5. **Adopt realistic expectations of success**



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5. Adopt realistic expectations of success
6. **Back strategies with \$\$**



7 cross-cutting lessons from case studies

1. Act early
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3. Provide meaningful community engagement and invest in capacity building
4. Include anti-displacement strategies in city plans/investments
5. Adopt realistic expectations of success
6. Back strategies with \$\$
7. **Commit for long haul**





THANK YOU!

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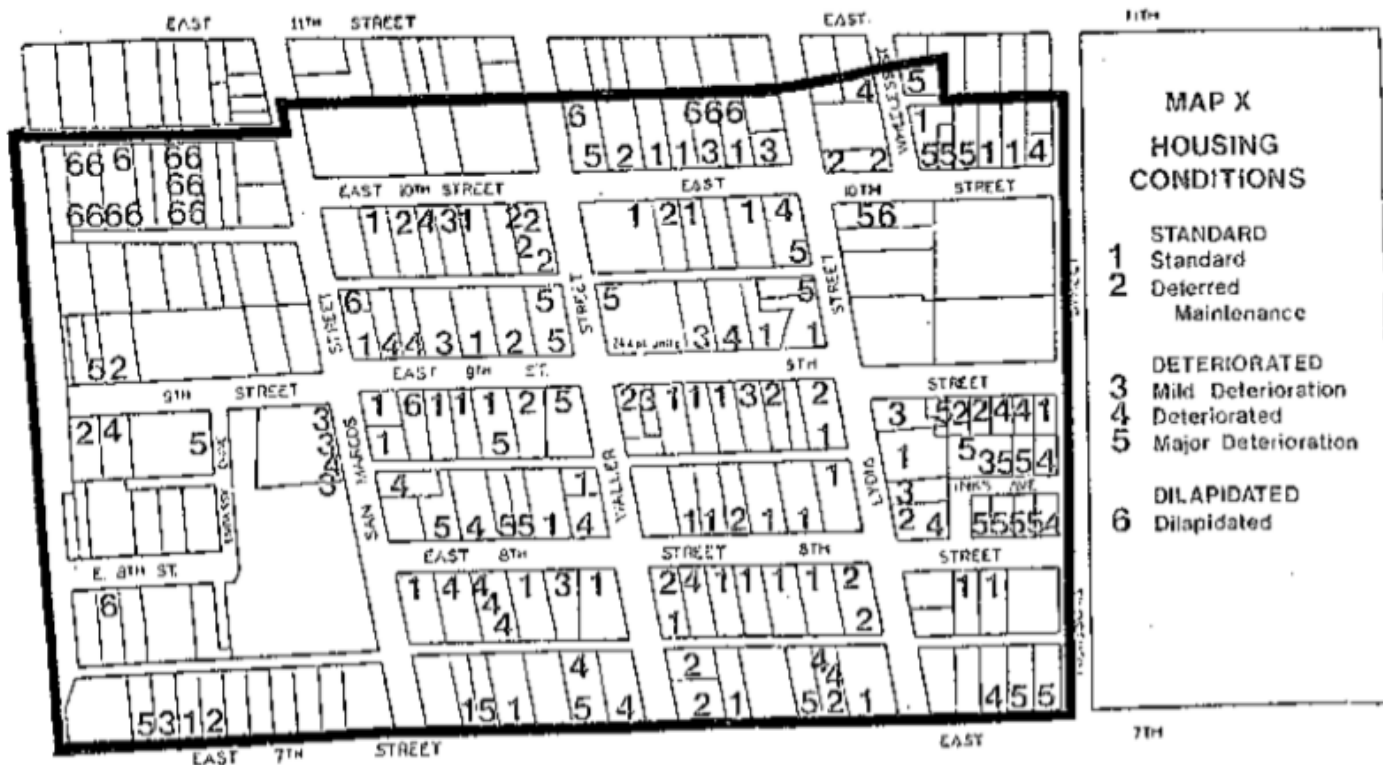
Jake Wegmann, Assistant Professor, UT Community and Regional Planning

Guadalupe Neighborhood

Item D-01 Background & Context

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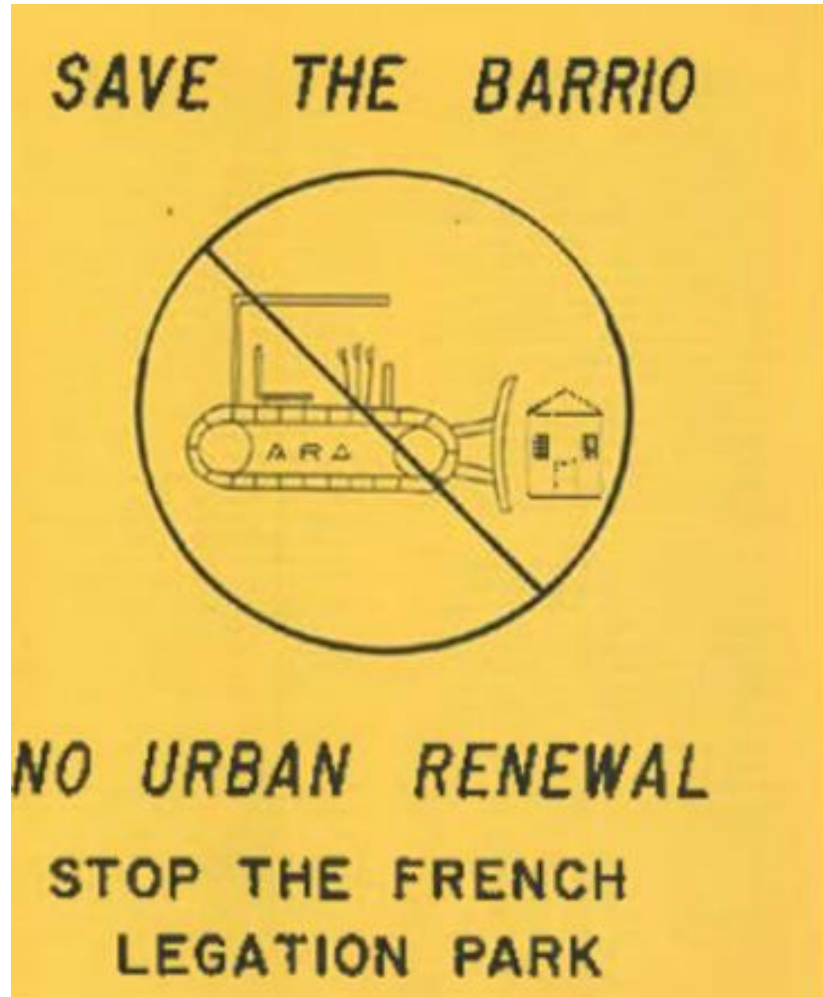




Early Stage (1979 – 1989)

Item D-01

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**GUADALUPE COMMUNITY
DEVELOPMENT PROGRAM**



PHASE 1 PLAN

Phase I Plan

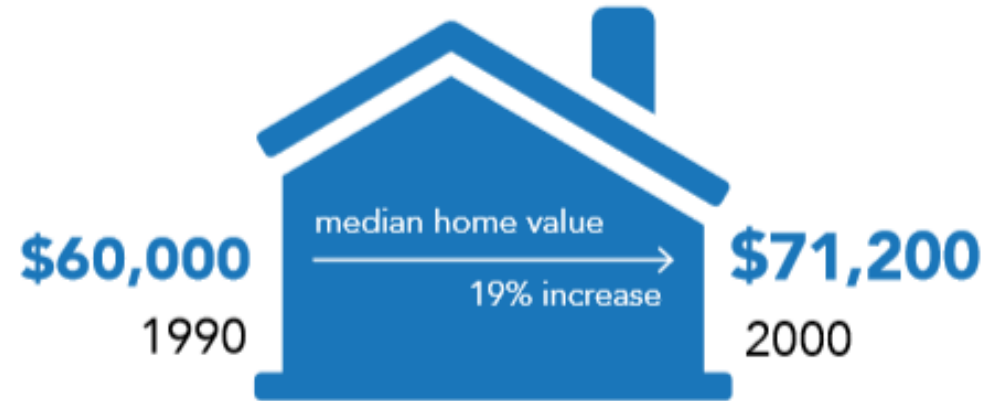
- Downzoning to prevent commercialization of residential lots
- Counseling and home-repair loans to homeowners
- Improving quality of existing housing
- Purchasing vacant land to construct affordable housing



Item D-01 Middle Stage (1990 – 2000)

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Guadalupe Neighborhood Median Values for Owner-Occupied Homes



Lessons Learned : Early and Middle Stages

- Acquire as much land as possible for community control
- Develop denser housing in the neighborhood
- Incorporate longer & stronger resale restrictions into homes

Late Stage (2000 – Present)

Item D-01

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Guadalupe Neighborhood







Annual Property Tax Savings for CLT Homes in Austin (2017)

\$5,946

taxes on
market rate
home and land



\$2,045

taxes on
CLT home
and land
(\$25 monthly
ground lease
fee and resale
restriction
of \$100,000)



Summary of tools

- Community Development Corporation
- Early & Strategic Land Acquisition
- Creative Use of Infill Development
- Community Land Trust
- Property Tax Breaks for Permanently Affordable Properties
- Preference Policy

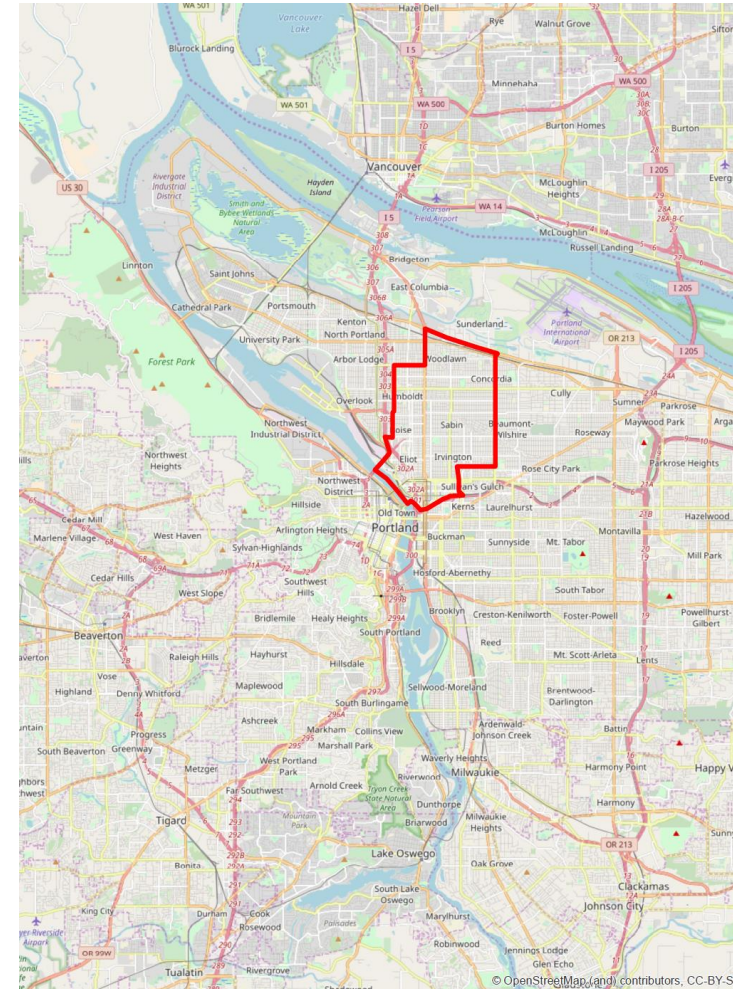
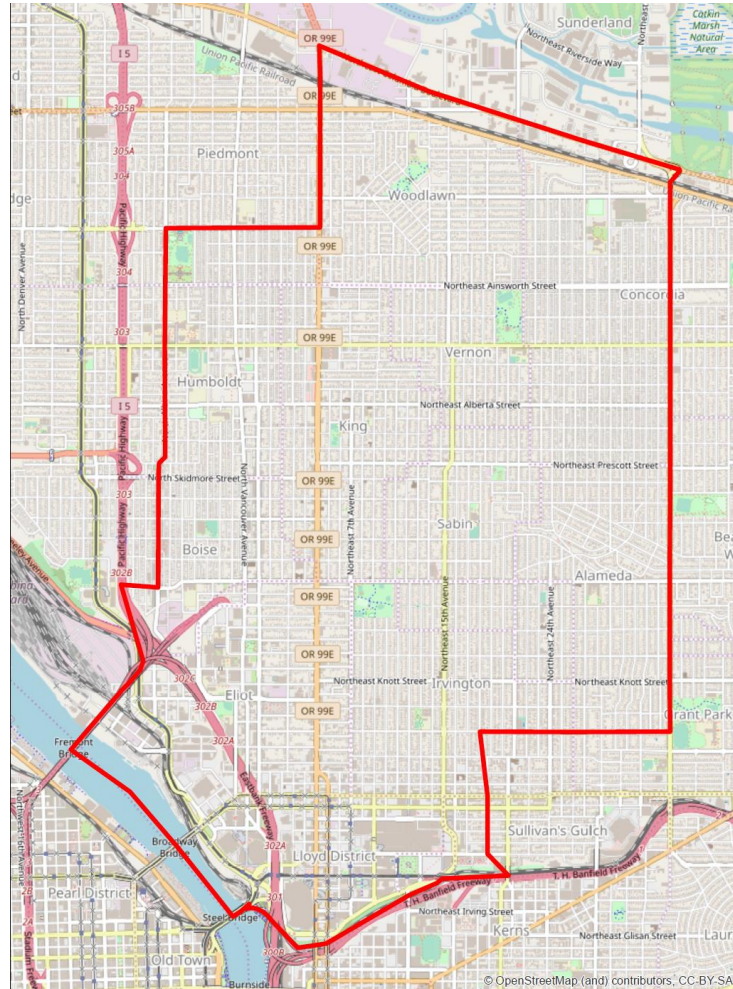
- Implement community-driven, ground-level strategy for mitigating displacement.
- Intervene early to gain control of land.
- Create & preserve affordable homeownership with long-term resale restrictions.
- Adapt strategies to changing conditions.

- 91 long-term affordable units under community control
 - 26 of these are under construction
 - 54% of the original 180 neighborhood (1980)
- Average rent of GNDC units: \$583
- Average income of GNDC renters: \$28,700
- 8 affordable homeownership units, including first CLT home in Texas.

Inner North and Northeast **PORTLAND, OREGON**

A Case Study of Community-Driven Strategies to Mitigate and Remediate the Displacement of African-American Residents

Albina Neighborhood, Inner North/Northeast Portland



Inner North/Northeast Portland



Urban Renewal



Tax Increment Financing (TIF)

Figure 3: Map of Portland's Interstate Corridor Urban Renewal Area

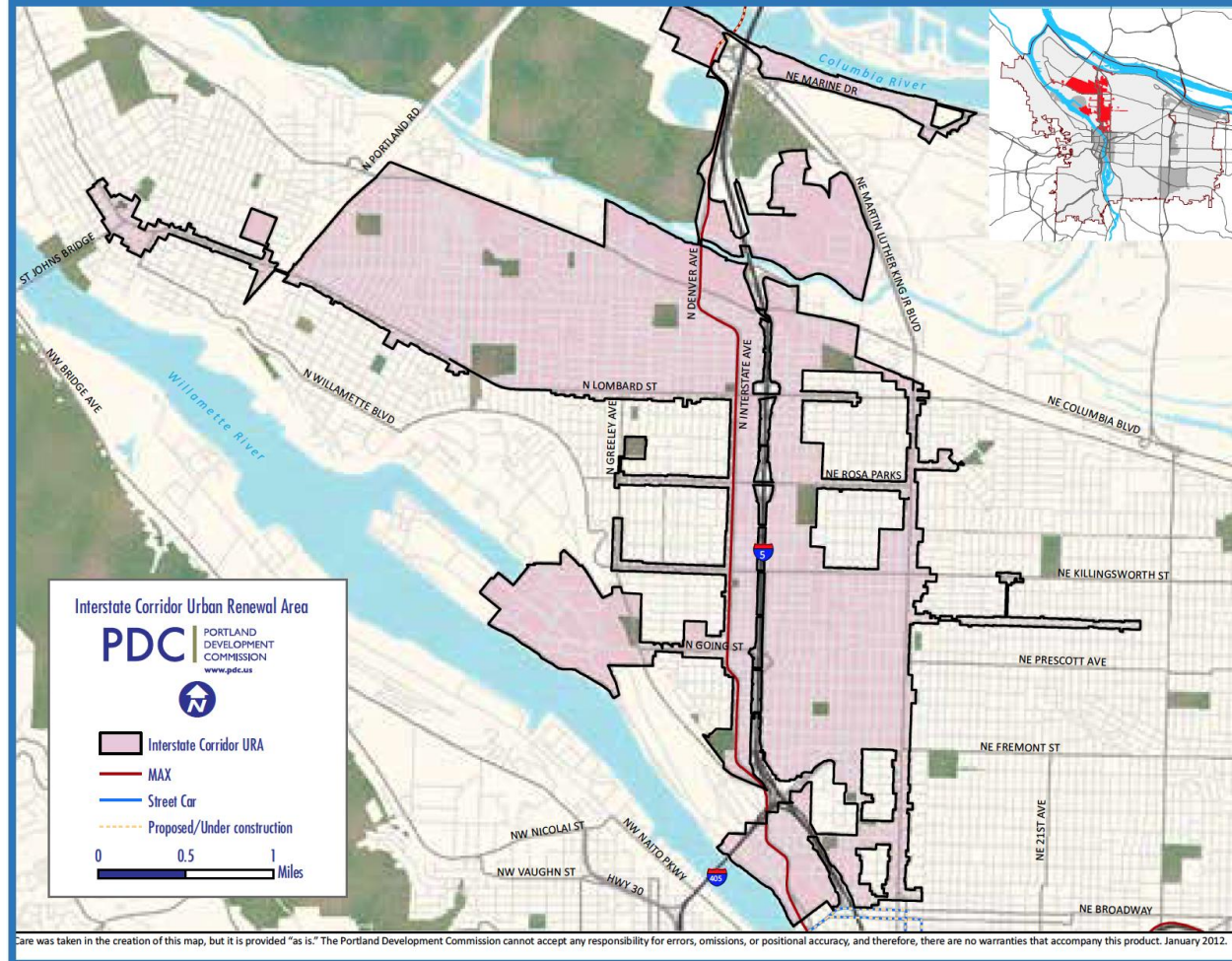
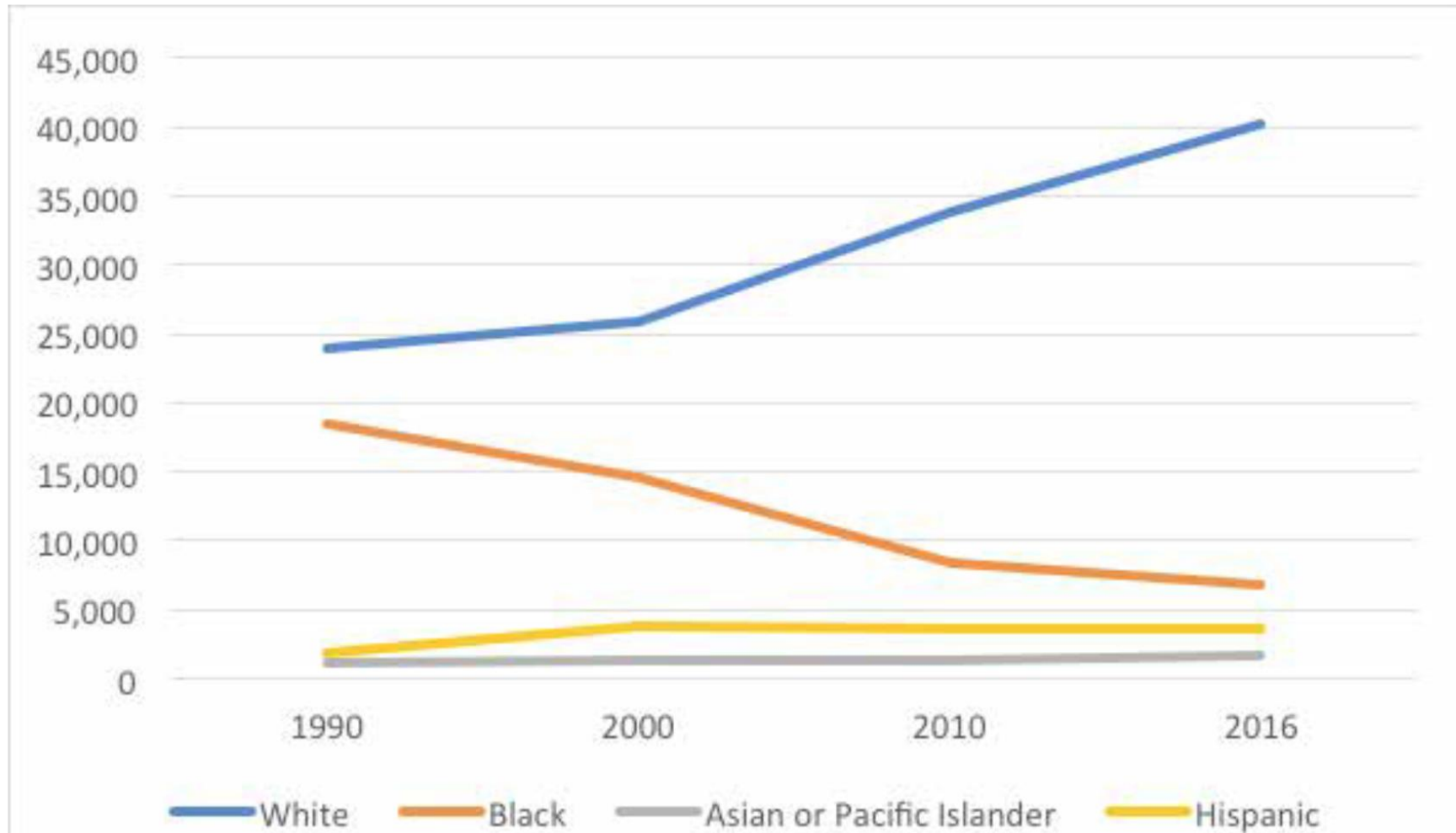


Figure 2: North/Northeast Portland Racial and Ethnic Demographic Change, 1990-2016

U.S. Census Bureau, Social Explorer. African American, White, and Asian categories refer to non-Hispanic only. "Hispanic origin" refers to all Hispanic origin categories.

A Tipping Point: Trader Joe's Announcement



Community Protest



\$20 Million TIF reallocation for displacement mitigation

Guiding principles:

- Prioritize community involvement
- Right to return

Community process



1

Preventing Displacement through Single-Family Home Repair

Zero percent interest loans of up to \$40,000 for critical home repairs for homeowners earning up to 80% AMI.

Smaller grants (up to \$5,000) for critical home repair for seniors and persons with disabilities who earn up to 50% AMI.

2

Creating New Homeowners

Increased funding for the City's Down Payment Assistance Loan Program, assisting first-time home buyers earning up to 80% AMI.

Development of new affordable homes for sale in collaboration with community-based organizations.

3

Creating Rental Homes

Construction of permanently affordable rental homes including through the redevelopment of city-owned properties, with an emphasis on family-friendly units.

4

Land Acquisition

Acquisition of land for permanently affordable housing.

Oversight Committee



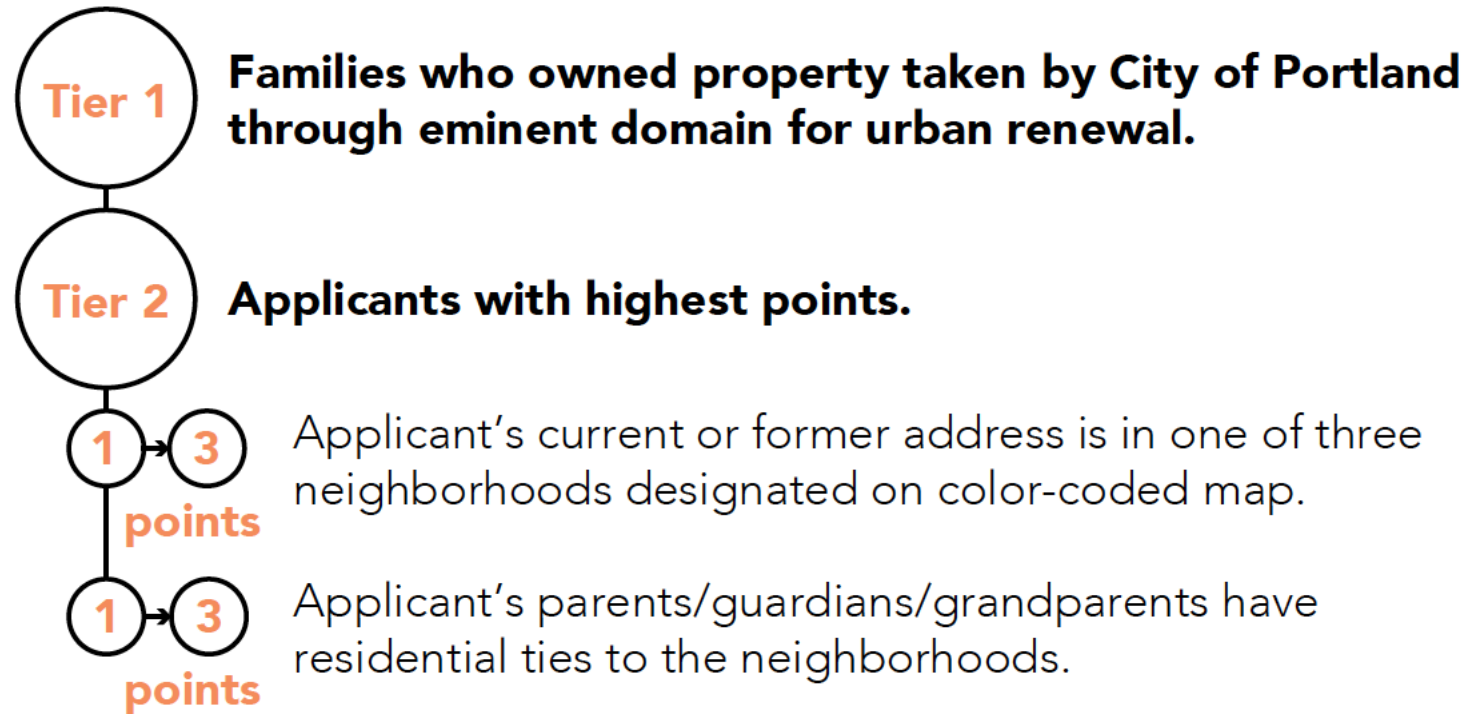
N/NE Portland Community Oversight Committee

The scope of the Oversight Committee Includes the following:

- **Review proposals and plans** for developments that use the \$100 million in ICURA TIF funding for affordable housing.
- **Monitor the City's implementation** of the N/NE Neighborhood Housing Strategy, tracking outcomes, and issuing annual reports.
- **Advise the City's Housing Director and Housing Commissioner** on progress, issues, and concerns associated with the N/NE Neighborhood Housing Strategy and particular projects.⁵⁷

The Preference Policy


Summary of N/NE Portland Preference Policy



Homeownership



Significant Continued Funding

\$20
million  **\$100**
million

Portland Tenant Relocation Ordinance



\$2,900 - \$4,500

amount landlords covered by tenant protection ordinance must pay tenants if they:

- **Increase rent** by 10% or more within 12-month period
- **Serve tenant** with a no-cause eviction notice
- **Make substantial changes** in the lease terms, or refuse to renew lease unless meet exception in ordinance

Summary of tools

- **TIF funding**
- **Community-driven plan**
- **Community oversight committee**
- **Preference policy**
- **Downpayment assistance**
- **Tenant relocation assistance**

Takeaways

- When government is playing role in gentrification, **restructure strategy**
- **Affordable homeownership** in hot markets is difficult
- **Meaningful community role** is critical
- **Area-focused plan, specific goals**
- **Community accountability** to goals

7 cross-cutting lessons from case studies

